

25 (flat 1) Umbrella Pine Terrace, Cammo, Edinburgh, EH4 8FT



Description

Impressive two bed ground floor apartment of immense appeal, forming part of Cala's striking Cammo Meadows development conveniently placed for a good range of amenities and excellent transport links. Surrounded by manicured communal grounds and boasting ample residents parking, this lovely home is offered to the market in good condition, with ultra-modern and tastefully presented interior that would make an ideal home for an individual, or professional couple.

Features

- Two bed ground floor apartment in desirable Cammo Meadows
- Stylish, contemporary interiors
- Living/dining room with direct access to a garden area
- Integrated Bosch appliances
- Master bedroom with built-in wardrobes and en-suite shower room
- Double bedroom 2
- Principal bathroom with shower-over-bath
- Shared Cycle room and Bin room
- Gas central heating and double glazing
- Secure entry system
- Ample on street residents parking

Extras

The curtains, fitted floor coverings, oven, hob, dishwasher, fridge/freezer, bookshelf in the hall and the wardrobe in bedroom 2 are included.

Factor

The development is factored by Ross & Liddell for approx. £650 which is billed twice a year. This includes maintenance of communal areas and buildings insurance.



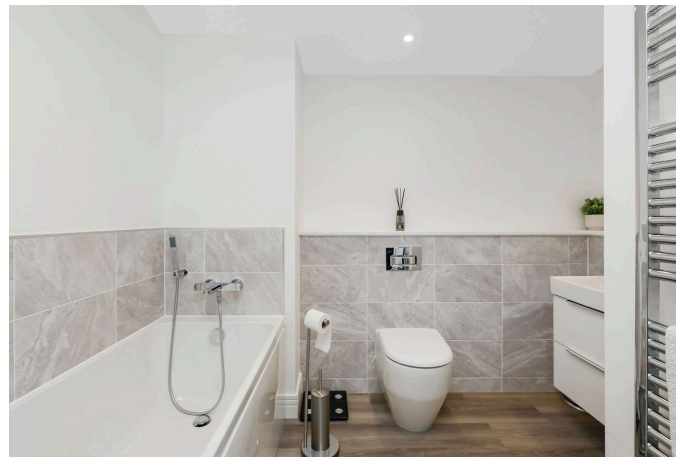
Location

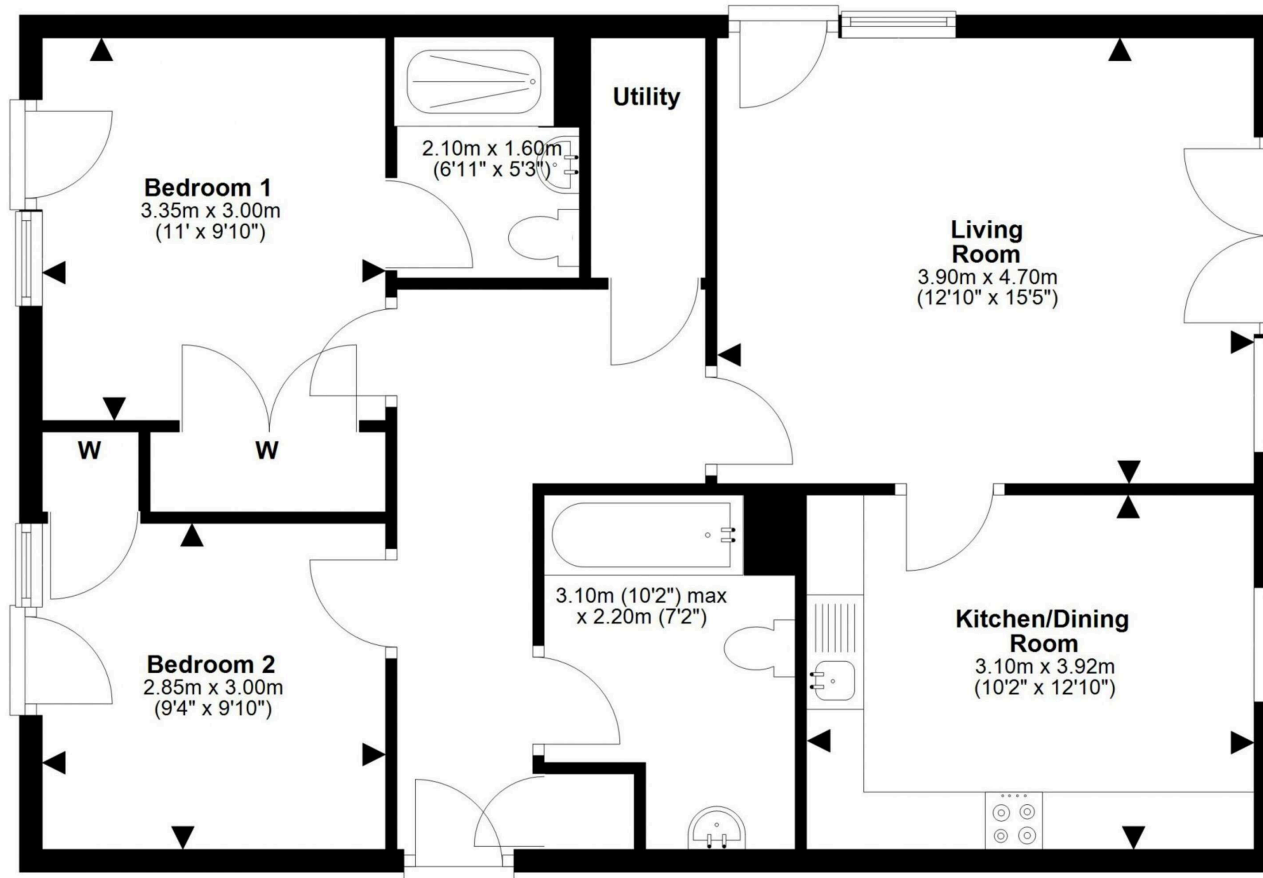
Cammo has long been regarded as one of Edinburgh's most sought after areas, lying close to wooded countryside and partly bounded by the River Almond as it winds its way to the Firth of Forth. Nearby Barnton is home to the Royal Burgess and Bruntsfield Links Golf Clubs and Barnton Park Tennis Club and just beyond Barnton lies Cramond, which has a lovely beach and an historic Kirk. Sitting on Whitehouse Road, close to its junction with Queensferry Road, is a row of shops including a gift/coffee shop, Co-op, chemist and post office. The Gyle Centre has a great selection of shops and is only a short journey away, whilst Tesco and Lidl supermarkets can be found at nearby Corstorphine. Schooling is well represented from nursery to senior level. There is easy access to Edinburgh Airport, the City Bypass, the central motorway network and the Queensferry Crossing, whilst Edinburgh's City Centre is easily accessible via multiple regular bus services which include (No.'s 31, 47, 43 & X55) and the tram network via Edinburgh Gateway station.

EPC Rating: B

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



1 Inverleith Terrace
 Edinburgh
 EH3 5NS
 T: 0131 557 3188
 F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

